



PO BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

**Minutes of the Commission Meeting
Held on December 10, 2015
In the Stone Building
33 New York Avenue, Oak Bluffs, MA**

IN ATTENDANCE

Commissioners: (P= Present; A= Appointed; E= Elected)

P Tripp Barnes (E-Tisbury)	P James Joyce (A-Edgartown)
- Yvonne Boyle (A-Governor)	- Joan Malkin (A-Chilmark)
P John Breckenridge (A-Oak Bluffs)	P Katherine Newman (A-Aquinnah)
P Christina Brown (E-Edgartown)	- Doug Sederholm (E-West Tisbury)
P Robert Doyle (E-Chilmark)	P Abe Seiman (E-Oak Bluffs)
- Josh Goldstein (E-Tisbury)	P Linda Sibley (E-West Tisbury)
P Fred Hancock (E-Oak Bluffs)	P Ernie Thomas (A-West Tisbury)
P Leonard Jason (A-County)	P James Vercruysse (E-Aquinnah)

Staff: Adam Turner (Executive Director), Paul Foley (DRI Planner), Christine Flynn (Economic Development and Affordable Housing Planner), Jo-Ann Taylor (Coastal Planner, DCPC Coordinator).

Chairman Fred Hancock called the meeting to order at 7:00 p.m.

1. PRESENTATION ACE MV

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, F. Hancock, L. Jason, J. Joyce, K. Newman, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

Sam Hart, Executive Director of Adult Community Education (ACE) MV presented the following.

- ACE MV provides adult education on Martha's Vineyard.
- A Needs Assessment was done with UMASS Medical School which took one year to complete. It showed the gaps of continuing education in the community and how it affects the year round population.
- In thinking strategically about this and how it will affect our classes, ACE MV is offering more continuing education and credit classes such as the fertilizer licensure course that was done with UMASS Amherst.
- This fall a hoisting licensure class was offered and the class was brought to the Island and then arrangements were made to bring the participants to the exam location in Taunton. A HERS rating course was also offered.
- ACE MV will be bringing continuing education to the Island for the work force.
- In January a two year Masters program is being offered with Fitchburg State.

- All of these courses were brought to the program based on the preliminary findings of the Needs Assessment.
- Continuing Education affects the economy and has an economic impact.
- ACE MV will continue to offer the enrichment classes such as language courses and cooking classes.

Leonard Jason asked what the next project is. **Sam Hart** said it is to align better with the high school so students can obtain an Associate Degree in many vocational areas and then continue onto a four year program or a licensure program. ACE MV is working with the high school on a building sciences program.

Adam Turner thanked Sam Hart for his work and noted that he received a \$19,000 grant from the State of Massachusetts for the training workforce.

Fred Hancock also thanked Sam Hart for the work he does on the Island and noted that ACE MV is a wonderful program.

2. MINUTES

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, F. Hancock, L. Jason, J. Joyce, K. Newman, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

Trip Barnes moved and it was duly seconded to approve the minutes of November 5, 2015 as written. Voice vote. In favor: 12. Opposed: 0. Abstentions: 0. The motion passed.

James Joyce moved and it was duly seconded to approve the minutes of November 19, 2015 with the correction as noted by Fred Hancock that he is an abutter not a direct abutter for the Weston Avenue Demolition – Oak Bluffs C.R. 6-2015 Concurrence Review. Voice vote. In favor: 11. Opposed: 0. Abstentions: 1. The motion passed.

3. NEW BUSINESS

Executive Director Report

Adam Turner noted that the MVC meeting on December 17, 2015 will include the Southern Woodlands project and a presentation by MVC counsel.

4. NORTH BLUFFS SEA WALL – OAK BLUFFS D.R.639 PUBLIC HEARING

Commissioners Present: T. Barnes, J. Breckenridge, C. Brown, R. Doyle, F. Hancock, L. Jason, J. Joyce, K. Newman, A. Seiman, L. Sibley, E. Thomas, J. Vercruysse.

For the Applicant: Bob Whritenour (Oak Bluffs Town Administrator), Carlos Pena (CLE Engineering), Liz Durkee (Oak Bluffs Conservation Agent)

Linda Sibley, Public Hearing Officer opened the public hearing at 7:15 p.m. and read the public hearing notice. The applicant is the Town of Oak Bluffs and the location is Sea View Avenue Extension, Oak Bluffs, MA Map 9 Lot 58. The proposal is to replace an existing 720 foot long concrete seawall on the North Bluff with a sheet metal pile driven seawall four feet higher (built over the existing concrete wall) with a timber boardwalk on top and stone revetment and beach nourishment in front.

4.1 Staff Report

Paul Foley presented the following:

- The applicant is Bob Whritenour (Town Administrator) and the engineer in charge is Carlos Pena (CLE Engineering).
- The project location is Sea View Avenue Extension, Oak Bluffs, MA Map 9 Lot 58.
- The proposal is to replace an existing 720 foot long concrete seawall on the North Bluff with a sheet metal pile driven seawall four feet higher (built over the existing concrete wall) with a timber boardwalk on top and stone revetment and beach nourishment in front.
- The project was referred by the Oak Bluffs Planning Board on November 23, 2015.
- The project was referred as a Discretionary Referral (1.1). There were discussions as to whether the project triggered other items on the DRI Checklist. The applicant chose to forego a Discretionary Review and go straight to DRI Review.
- LUPC met on November 23, 2015.
- The site was reviewed.
- The proposal has been before the Conservation Commission. The seawall is already an authorized structure so they are allowed to replace it. The applicant has consulted with the Army Corp of Engineers and the Massachusetts Department of Environmental Protection that no other permitting is required.
- The surrounding land uses are residential, B-2 Commercial and the SSA pier and terminal.
- The North Bluff seawall project began in 2007. The project footprint was established in 2009 and has evolved into its present design based on town objectives, funding mechanisms, environmental requirements and the integration of the seawall project into the framework of the OBPA Fishing Pier and the proposed O.B. Beach Nourishment II project. The original plan was to replace the existing concrete seawall with a new concrete seawall four feet higher in the same place.
- The proposal is to provide enhanced coastal storm protection against projected sea level rise by creating a sacrificial beach (15,000 CY), stone revetment (3-4 ton), raised seawall (4 ft), restored coastal bank and construct a timber boardwalk to provide a pedestrian link between the SSA Ferry Pier and the O.B. harbor.
- There are three funding sources: \$2,000,000 Seaport Grant, \$3,600,000 DCR Dam/Seawall Grant and unspecified O.B. Community Preservation Act (CPA) Funding.
- The boardwalk would run from the fishing pier to the harbor parking lot. There would be an A.D.A. accessible ramp from the parking lot to the beach. At the other end there are stairs that go to the water at the SSA pier. The funding does not allow the current proposal to incorporate the area between the OBPA Fishing Pier and the SSA pier.
- The sheeting would be a high nickel content steel with a dull buff gray enamel paint.
- Key Issues include.
 - Appearance: What will the sheet metal seawall look like? Is it appropriate for an Island gateway?

- Environmental: Is there any environmental issue with the ultimate corrosion of a metal seawall and/or the paint that needs to be periodically applied?
 - Beach: If the beach nourishment is now part of the project, when will this be done?
 - Access: The plans show a ramp from the parking lot to the beach supplanting an existing stair. Can additional accesses to the beach be added?
 - Lighting: five lampposts are indicated on the boardwalk plan (two 20 ft tall posts and three 16 foot tall posts).
 - Maintenance: How will the metal seawall be maintained? How much will it cost? Who will pay?
 - Cost: How is this being funded?
 - Construction: What is the construction schedule? Where will construction materials and equipment be stored during construction? How will noise, dust and traffic be mitigated during the construction process?
 - Process: Many correspondents expressed concern with changes to the project and the process of public review.
- The existing bluff would be stabilized and replanted with beach grass and rosa-ragosa.
 - The location is not designated by NHESP as Habitat.
 - Nosie: The boardwalk would presumably be open at all times. Hours of operation have not been limited. The time, staging and limits of hours of construction have not been indicated.
 - Locations for trash receptacles and recycling are not shown on the plans.
 - Soils: The site is located on the North Bluff in Oak Bluffs at elevations of 0' to 20' with East Chop loamy sand.
 - The site plan shows 52 existing street parking spots along Sea View Avenue Extension along the length of the seawall.
 - The location is near the VTA bus hub.
 - There is concern if there would be signage so the public is not drawn away from the town.
 - The MVC has an unwritten policy not to apply its Affordable Housing Policy to religious or municipal institutions.
 - The proposal is part of the town's Capital Improvement Program.
 - The North Bluff transportation gateway is a vital component to the town's seasonal and tourist base economy.
 - The boardwalk is proposed to serve as a link for pedestrians entering the town from the SSA, VTA bus stop, the harbor area and the downtown.
 - The boardwalk and the beach would be A.D.A. accessible.
 - Abutters have expressed concern with the loss of the beach, which until recently was not specifically part of the plan. They have also expressed concerns with the access to the beach, the look of the metal seawall and the public process thus far.
 - Correspondence received by the MVC was summarized and it was noted that it is available on the MVC web site.
 - The North Bluff seawall locus was reviewed.
 - Historically East Chop would wear away and now the natural mitigation of sand has stopped.

- The existing seawall was shown at low and high tide.
- A 1940 postcard photo was shown of how the area looked.
- The seawall and boardwalk plans were reviewed.
- The beach nourishment plan was shown.
- There is concern that with the new wall there will be even less of a beach than there is now.
- Renderings were shown of the pier and the proposed seawall.
- Examples of the sheet pile seawall were shown.
- More needs to be heard about the stairs going down to the beach close to the SSA.

Katherine Newman said pictures were shown of steel seawalls and asked if they can be zoomed in on and which seawall will the North Bluff project look like.

Linda Sibley would also like to understand the seawall's visual appearance.

4.2 Applicants' Presentation

Liz Durkee presented the following:

- She is the Conservation Agent for Oak Bluffs and read a statement regarding the project and submitted it to the MVC for the record.
- She spoke about the town's climate change adaptation plan.
- The Town of Oak Bluffs is committed to planning for climate change and the seawall is one part of that plan.
- A concern is to protect the economy and the environmental impacts of the shorelines.
- Climate change is an economic priority for the Town of Oak Bluffs.
- The Town is also working to stabilize East Chop Drive.
- Climate change adaptation is one of the major goals for Oak Bluffs.
- The North Bluff seawall is a major priority and the town has been working on it for eight years.
- The homes and businesses along the seawall are in danger of collapse if not protected.
- The boardwalk will divert pedestrian traffic from the busy street.
- The Conservation Commission held four public hearings on the project.
- The voters approved CPA and other funding for engineering of the project.
- There is no longer a natural sand source for the North Bluff beach. This beach will eventually disappear with sea level rise.
- The beach nourishment project is in progress now to protect this beach as well as Inkwell Beach.
- The North Bluff seawall project is proactive planning to protect the shoreline.

Carlos Pena presented the following.

- He presented an overview of the project history.
 - In the 1940's the existing seawall was licensed and is an authorized structure with the DEP.
 - In 2007 CLE Engineering received a call from the Town of Oak Bluffs for a project with the intent of performing seawall repairs and constructing access improvements for an authorized structure.

- CLE Engineering was also retained to do a coastal study which included habitat offshore and inshore.
- In 2009 Beach Nourishment I replenished sand to Inkwell and Pay beaches and was completed in 2010.
- In 2009 funding of the seawall was replenished.
- The current seawall is 8.5 feet high and in 2010 the Conservation Commission and the Board of Selectmen decided to raise the wall to 12.5 feet due to sea level rise.
- In 2010 CLE Engineering was approached to construct the Fishing Pier and the original intention was to do the Fishing Pier in conjunction with the seawall.
- There were four changes of the Amended Order of Conditions (SE53-0582) from the Oak Bluffs Conservation Commission dated February 8, 2010, May 25, 2010, June 3, 2014 and June 16, 2015 with notification of abutters within 300 feet of the project site for each hearing.
- Hurricane Sandy in 2012 hit the Island and since then the town has been side lined by other projects such as East Chop Drive.
- The North Bluff seawall project was bid in the fall of 2015 and the Town of Oak Bluffs accepted a bid of \$4,979,747 from Northern Construction located in Weymouth, MA.
- The project is funded by a \$2,500,000 Seaport Grant, a \$3,600,000 DCR/DAM/Seawall Grant. No additional money is required by the Town of Oak Bluffs.
- The original project was a concrete seawall and adding four vertical feet dramatically increases the mass.
- There will be no excavation of the existing concrete seawall; it will be left in place and the metal sheeting will be tied into the wall.
- The project will integrate the structure of the boardwalk with the seawall and create an efficient structure. The cost will be much less than building coffer dams along the sections of the beach.
- The applicant has met with LUPC and the Oak Bluffs Finance Committee.
- The existing conditions of the seawall were reviewed.
- There is no reinforcing steel in the current wall and inherently it is a weak wall and the cement is softened. It is beyond its life span.
- The existing wall has been undermined from storms. What saved this wall is that it is on a slight curve but it will continue to grind until there is no joint left and then the wall will fall over.
- Borings were done along the road and in order to have a concrete wall a specialized foundation system would have to be used.
- The existing seawall has failed and a concrete seawall is not a viable option, so we searched for a solution and the sheeting will have enough stability and currently there is no A.D.A. access.
 - **Adam Turner** asked if repairing the wall was looked at. **Carlos Pena** said that is not an option.
- We looked for a more efficient design and to provide greater protection to infrastructure and the community.
- Samples of the seawall materials were shown and reviewed.

- The wall will be butted with very little welding to prevent rust spots and A690 steel will be used.
- An example of a seawall in Weymouth, MA was shown to exhibit the gray coloration and an example of a sheet pile wall in Rhode Island was also shown.

Bob Whritenour presented the following.

- Hurricane Sandy undermined the seawall.
- The \$2,500,000 FEMA funding was received to replace the North Bluff seawall and then was withdrawn and the town had to go through the process a second time. FEMA said the town could not prove that Hurricane Sandy did the sole damage to the seawall. The town appealed the decision.
- An \$8,400,000 project emerged as a \$2,600,000 project in 2014.

4.3 Commissioners' Discussion

Trip Barnes asked what the shelf life of the steel wall is. **Carlos Pena** said he examined one on Nantucket and the bulkhead is 40 years old and still has integrity.

Katherine Newman said she understands there is still an appeal with FEMA for funding and did the seawall change to a metal wall when the money changed. **Carlos Pena** said the design changed when we started doing soil investigations and found the weaker soils. A good thing about the steel sheeting bulkhead is the cost and it can be installed in variables that concrete can't be installed in. The coastal protection feature of the wall was also looked at.

Trip Barnes noted that the current wall lasted about 80 years so what is the cost to replace the wall with those specs. **Carlos Pena** said those specs will not provide the protection with the sea level changes. The proposed project provides protection, A.D.A. accessibility and Beach Nourishment II will add sand to the beach.

Carlos Pena reviewed the construction of the wall. There will be no excavation of sediments and the existing seawall will be behind the new one. It is an excellent project from an engineering perspective. Stones will be placed behind that (3-4 tons).

James Vercruyse asked if the stones are 3-4 tons per piece. **Carlos Pena** confirmed they are and are granite from off Island.

There was a discussion about the revetment.

- **John Breckenridge** said with the previous concrete versions of the seawall there was a stone revetment. How far out to sea is the current proposed revetment.
- **Carlos Pena** said it varies, the stone is set to the current high tide line.
- **John Breckenridge** asked if the revetment will go further out to sea than the failed current system.
- **Carlos Pena** said it probably will.
- **Leonard Jason** questioned if the stone revetment would go out eight feet.
- **Carlos Pena** said it varies. In some cases closer to the bank and other areas further out.
- **Ernie Thomas** asked how that affects the beach.
- **Carlos Pena** said with Beach Nourishment II the berm will cover most of the revetment.

James Joyce noted that Beach Nourishment II is not part of the seawall funding and sand is very expensive. **Carlos Pena** said he would review that later.

Carlos Pena said there will be two staircases and they will be constructed within the sheeting and the project includes a retaining wall.

Fred Hancock asked if the new sheet piling seawall will stop at the Fishing Pier. **Carlos Pena** said it would actually go under the Fishing Pier and end just south of it but it could be continued at a later date. The purpose is to connect the bath house and the Ferry dock and provide A.D.A. access and to connect to the harbor.

There was a discussion about Beach Nourishment II.

- **Carlos Pena** said it began in 2011 but was sidetracked by Hurricane Sandy. It includes reconstructing the six timber groins to help trap the sand and reduce the length of the Pay Beach groin and extend the one at Inkwell Beach. The project includes placement of sand and it also needs to build in continuance to replace sand.
- **Leonard Jason** asked where the sand will come from. **Carlos Pena** said from Sengekontacket. The sand from Sengekontacket is compatible to the beaches and is the most cost effective.
- **James Joyce** asked if the sand is being done at the same time as the seawall. **Carlos Pena** said it is not being done at the same time.
- **Carlos Pena** said all permits have been filed for; Coastal Zone Management, Army Corp of Engineers, DEP and MEPA. His firm is currently working with the Town of Barnstable and coastal resiliency projects to obtain grants for the funding.
- **John Breckenridge** said some permits are still pending but this project is to provide environment coastal protection but what happens if you don't get the permits. **Carlos Pena** noted that Beach Nourishment II is not part of the application before the MVC it is being presented as information only.
- **Carlos Pena** said the immediate sand source is Sengekontacket with the ten year permit. There will be a berm that will leave two feet of revetment exposed which is stone. The eel grass beds extend the entire length of Oak Bluffs. One of the permitting concerns is that what is done does not impact the eel grass beds and the project is designed not to impact.
- **John Breckenridge** noted that dredging was talked about and it was said that sand would be placed above the high tide line and asked for clarification. **Carlos Pena** said that is part of Beach Nourishment I. 50 feet out will be the new high water line with Beach Nourishment II. A key component is maintenance in order to retain the beaches.

There was a discussion about the visual aspect of the steel seawall.

- **Ernie Thomas** said a big point of contention is what the corrugated steel panels will look like. Has there been thought how to cover it and improve the appearance. **Carlos Pena** said the panels can be left uncoated but they will rust and he does not recommend that. The panels can be coated with something such as the enamel paint which will give them color and this went before the Town of Oak Bluffs and the Board of Selectmen voted to have the seawall painted Haze Gray. It will have a different look than concrete.
- **Fred Hancock** asked if the Oak Bluffs harbor bulkhead is similar to the proposed seawall. **Carlos Pena** said he did not know but an effort was made to hide the bulkhead. This project is designed to be a public structure and it will need to be maintained. It is conditioned to retain its condition for two years after completion. He envisions that the

town will have to maintain the proposed seawall in some way. Based on his experience that is normal practice to maintain the seawall.

4.4 Testimony from Public Officials

Brian Packish is the Chairman of the Oak Bluffs Planning Board and the Planning Board made the Discretionary Referral. He was not able to attend the LUPC meeting. He thinks the project should be a full referral to the MVC especially based on the public concern. When the Planning Board did the Discretionary Referral they struggled on how to actually refer the project but 5.1 was the trigger. Incremental growth is something that town boards struggle with. The incremental growth of this project is a Mandatory Referral. So truthfully this project is a Mandatory Referral. Losing the resource of their beach is one of the largest public concerns heard. There is a significant gap in the timeline here. We need to give the public a definitive answer of how long the public will be deprived of their resource. He were hoping to see a full and better rendering. He thanked the MVC for their time.

Ewell Hopkins is a member of the Oak Bluffs Planning Board. The DRI referral speaks to the concerns of the Planning Board. The impact of regional impact is critical to the Planning Board. The Planning Board is working diligently in working between regional and local planning. Tonight he has heard a lot of good information that was not previously heard. He is looking forward to working with all planning organizations.

4.5 Public Testimony

Jason Lew is an abutter. The first third of the seawall project is already done. The concrete wall was increased four feet. It starts at the jetty by the harbor to where the existing stairs go down to the beach. He asked would you do this to your home, start with the first third being shingles and then do the rest with aluminum siding. The aesthetics of changing in the middle is a little weird to him. He has lived there for 35 years and they use to dredge the channel for sand for the beach. Clearer information is needed regarding the beach. Permits were applied for in 2011 and that is already four years, will there be a beach in his lifetime.

Jim Dearing said the spacing and quality of the light fixtures along the boardwalk appear to be more street oriented than for pedestrians. He would prefer to have lights ten feet high and closer together. It is good to hear that the pilings will structurally last a long time because when these abutments are being placed there will be scratches on the surface of the finish. It is a smart move to put the project at elevation and is an initial step to combat the sea level rise over the next several years. He fully supports the project.

Mark Wallace resides in the North Bluff area and uses the beach every day. The damage to the seawall is from the lack of maintenance. He has been complaining about that for ten years. It is not the storms that are eroding the bluff it is the lack of maintenance. What he fears now is that it is a steel wall and that is aesthetically not Oak Bluffs. Everyone loves landing in Oak Bluffs as a gateway due to the aesthetics. The entrance to the Island is not the same as Weymouth, MA. When showing examples of Quonset Point and Weymouth, this is not a harbor's bulkhead. This is an island resource, the beach. People need to pull together and protect a resource like this, the beach. The reason for the breakage of the current wall is that it was poured with aggregate and it doesn't have a cap and isn't maintained. The erosion is not from Hurricane Sandy. He likes the boardwalk but let it go level with the stairs. You can repair the wall for less

money and not affect the beach. He has lived there for 35 years and the beach has not gone, it is there. The sand is not leaving at the jetty. He would like to know the dates of the public hearings as he only received one notice. We don't need to provide a pedestrian link between the SSA and the Island Queen, there is a sidewalk there. It is like making a shoe fit by saying it is needed. He is worried about the maintenance issue, where will the funds come from. Anything that gets rid of that beach and Beach Nourishment II only came out of the Planning Board meeting. Unless there is a condition to put a beach there it is not good for the town and the whole Island.

Gail Barmakian is speaking as a resident and not as a selectmen. Even though Beach Nourishment is not part of this application the structure is dependent on the re-nourishment. How will the sand get on the beach with the proposed project especially with a revetment? Why does the wall need to be so wide? It appears at some points to be 6 to 7 feet wide. If the revetment goes up and there is a cap what happens to that due to the crumbling wall and how complicated is it to repair it and if necessary to be taken down. There are only two points of access to the beach. The beach is only good if you can get to it. She is wondering if there is any possibility to make the beach more welcoming and adding at least one more stairway.

Kerry Scott thanked the MVC for Chapter 831 and for asking for alternatives. She is ashamed about how the referral came to the MVC, it is definitely a Mandatory Referral. She was a selectmen and previously was a lifeguard at the beach. From the 1940s until now it has never been a big beach. Along the seawall there was a revetment and jetty and the seawall had not failed. Since the beach hasn't been maintained it appears the wall is in pretty good shape. Sengekontacket has been dredged and then the channel was let to close. Why does the bluff look like it does. Why hasn't something been done. From under the Vineyard Haven bridge toxic waste was brought to the Oak Bluffs Bathing Beach. It seems to be regulatory rather than visionary and this is infuriating to her. When these hearings are spoken about we didn't know about them and the public of Oak Bluffs certainly attends public meetings. Four of the meetings were held by ConCom but my friend on the bluff didn't receive notices of the meetings and no members of the public attended three of the meetings and only two public members were present at one of the meetings. From the Board of Selectmen meeting, the public was never presented with the bid documents. It is not a public record to be proud of. This is wrong on so many levels. She does not think three different kinds of walls are needed in this location. Alternatives need to be looked at. The project has been bid twice and awarded twice before coming to the MVC. It boggles her mind about the process that has been done for this project. We have been told if this funding is lost it would be catastrophic. What is catastrophic is saddling our town with a maintenance nightmare and the loss of our resource. The waterfront is important to the town's people and it is becoming urbanized and we are not happy about that and we want the MVC to shape this into a better project. If the Town Administrator, the Board of Selectmen and the Conservation Commission handled the project correctly there would not be a need to be pressured about the funding. How long will it take the Army Corps of Engineers to get the permit to re-establish the beach to the high water mark.

Linda Sibley, Public Hearing Officer recessed the meeting at 9:10 p.m. and reconvened at 9:15 p.m.

4.6 Applicant's Response to Testimony

Carlos Pena presented the following to answer some of the questions posed by the public.

- Regarding the existing seawall the first 200 feet was built in the parking lot. It is at elevation 10 and it was raised two feet. We were asked to raise the proposed wall four feet. The soils are suitable for that type of wall in that [parking lot] location. For the proposed wall the conditions are very different. There is no protection on the wall that is already done as there is a coastal bank to protect it but there will not be in the proposed. So there are two different environments.
- With regards to funding delays, these have been due to addressing questions from the DEP regarding coastal nourishment.
- It is his estimate that the cost to maintain the wall is approximately \$5,000 to \$7,000 per year.
- Spacing of the lights; it is his understanding that the engineer worked with the Town to understand height and spacing. Lights are wanted so it will not be a dark alley.
- There is color in the epoxy that will be applied to the steel. The concern is about the appearance and not the scratching. It is more an aesthetic value for the top six feet of the wall.
- Sea level rise is being addressed by raising the wall four feet.
- Lifespan of the current wall; the current wall is not reinforced and is unstable. The current wall has been rotated and moved, based on his inspection of the condition of the current wall. It has worsened due to Hurricane Sandy.
- Sand on the beach; the sand can be hydraulically pumped or barged in or via a conveyor belt system as a way to move the sand onto the beach.
- The concrete mass is 144 lbs/cu ft but there is no structural component so has no impact on the structure itself. It will continue to deteriorate.
- If the stairs are placed too close to the Fishing Pier there is a concern that people will jump off the pier and be able to easily re-access.
- In his opinion he believes there was a public and open process regarding hearings and referrals. He believes that notification was done properly.
- With regards to the integrity of the existing wall, it should have been replaced a long time ago.
- The channel to Little Harbor filled due to Hurricane Sandy. After Hurricane Sandy there was up to four feet of sand in the channel.
- The DCR bid format was used. In one case the bidder interpreted incorrectly. The project was put back out to bid when the construction barriers were removed from the bid.

4.7 Commissioners' Questions

There was a discussion about maintenance cost.

- **Abe Seiman** said a number of similar projects were shown and do we know from those towns now much maintenance and cost is involved. **Carlos Pena** said the projects were shown to indicate aesthetics but they were private projects so he does not have the maintenance costs.
- **Abe Seiman** said then we don't have firm costs for maintenance. **Carlos Pena** said his best estimate is \$7,500 per year if the town stays on top of the maintenance.

Abe Seiman asked if there are plans of how much lighting would be a comfortable amount for the boardwalk. **Carlos Pena** said the plan was to provide some lighting at each bench approximately 110 feet apart.

Trip Barnes asked if there can be a better color such as a sand color. **Carlos Pena** said the color choices are black, white, red, gray and beige. The Board of Selectmen selected the gray.

James Joyce noted that in this project there will be a gap created and asked in Carlos Pena's estimation what is between the Fishing Pier and the SSA. **Carlos Pena** said they would replace the revetment up and over the existing wall. There is no boardwalk at that point and the steel stops at the Fishing Pier. There will be a concrete wall behind it and the patio area around the bath house.

There was a discussion about creating a sacrificial beach and beach nourishment.

- **Ernie Thomas** asked if it was considered to put a sacrificial beach out 50 feet rather than this expense for the steel seawall. **Carlos Pena** said you can't simply put sand on the beach you have to go through a permitting process. There will still be storm surge and attack on the beach.
- **Leonard Jason** asked what would be the cost to create the beach. **Carlos Pena** said \$900,000 based on dredging costs, etc. It most likely would not last. We happened to measure before and after Hurricane Sandy and 20,000 cubic yards of sand were lost during Hurricane Sandy.
- **Leonard Jason** said the groins would stop that. **Carlos Pena** said it would slow it down. The applicant envisions completing the seawall, revetment and boardwalk. Beach Nourishment and groins would be a separate project with its own separate funding source.
- **Leonard Jason** asked what Plan B is if the applicant doesn't get the funding for Beach Nourishment. **Carlos Pena** said the Town will have to look at that and see if they can get grants. The town may have to maintain the beaches.

Ernie Thomas asked if there was a time constraint for the project based on the funding. Is it possible to wait for the permitting to get the beach in good shape and then do the seawall? **Bob Whritenour** said the town has a contract and funding through the Seaport Advisory Council which expires June 30, 2016. If the project does not meet the timeline the town might have to try and get an extension or reapply.

James Vercruyse noted it was said that to replace the concrete wall with a higher concrete wall it would be more costly, but how much more expensive. **Carlos Pena** said concrete is \$12,500 per linear foot. What is designed is \$4,800 per square foot. It is also an engineering problem to build the concrete wall that way. It would last 40 years but the cost would be extravagant. Construction would last through various seasons and he is not sure the funding would remain in place during that time. The steel wall will also last 40 years. Geotechnical reasons also make it difficult to do a concrete wall.

James Vercruyse said we need to assure the town people and the Island people that the beach will be back there within a reasonable time frame before he could approve the project. He feels he would need a specific timeline.

Katherine Newman said she has the feeling based on the feedback that is being received that the metal wall is not something that the people want but we don't have a choice or is there a choice? **Carlos Pena** said the steel wall is a particular solution based on a lot of input and thought and is our best solution for the problem.

James Joyce noted that the people are worried about the aesthetics of the steel wall and asked if it is possible to continue the stone. **Carlos Pena** said you could continue the revetment but then you wouldn't have a walkway. You would have six feet of exposed space and there would be nothing to keep the waves from washing over.

James Joyce asked if you can put stone in front of the steel. **Carlos Pena** said if you build higher you have to build wider.

Fred Hancock asked how the construction will be staged. **Carlos Pena** said the work will be done primarily in the off season. The majority of the work would be completed by April/early May. Seaview Extension would be the staging area. Work on the boardwalk would be April, May and June and there would be no truck traffic for that.

Christina Brown said she would find it very helpful to have a rendering of what it would really look like. The replacement wooden jetties may not be as long as in 1940. What the wall would be like and from the water how it would look with the fence. A visual rendering would be helpful.

Linda Sibley said she felt a smaller section in a rendering is needed so it can be viewed in a larger scale. What has been presented is too hard to envision.

Leonard Jason asked what is the total length and cost. **Carlos Pena** said the entire length of the project is 720 feet and that includes the revetment and the steel. Steel is 500 feet and the stone is 200 feet. The total cost is \$4.98 million and \$5.6 million is the entire budget which includes contingencies. The original project budget was \$8.0 million.

Leonard Jason asked if CLE Engineering has done other projects like this and what was the cost. **Carlos Pena** said one project was \$12,500 per linear foot and one was \$7,500 per linear foot.

4.8 Additional Public Comment

Jason Lew wanted clarification of what will be between the Fishing Pier and the SSA. **Carlos Pena** said beyond the pier there will be beach.

Horacio Thoracios is an abutter and said the beach should be addressed with this project.

Mark Wallace said we just heard that from the Fishing Pier to the SSA will be boulders. We don't need a boardwalk to the parking area, just the boulders.

Brian Packish said we heard a lot of moving target numbers tonight. We should look at the actual footage, life spans of the walls, building methods and costs. What would it cost to have a sacrificial beach? We use to have to dredge Little Beach. It has to happen no matter what and collateral to do that would be more in tune to \$300,000 rather than \$900,000. We need better, actual and real renderings and real time numbers.

Carlos Pena said a different rendering can be looked at. The cost to have a sacrificial beach would still be \$900,000 and it would be funded through Coastal Zone Management.

Linda Sibley asked how quickly renderings can be done. **Carlos Pena** said we chose local associates for the current rendering to expedite the process and if we use someone else it may take longer. We would need to contract with someone.

Linda Sibley noted that in order for the MVC to move forward meeting minutes are needed for LUPC to review, a computer rendering is needed and the public has the right to a written input period. The MVC staff needs to study the project and make notes and time is needed to absorb all of this.

Leonard Jason moved and it was duly seconded to extend the meeting 15 minutes. Voice vote. In favor: 11. Opposed: 1. Abstentions: 0. The motion passed.

There was a discussion about continuing the public hearing.

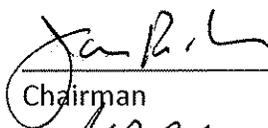
- **Linda Sibley** said it would be difficult to schedule LUPC next week with needing information as well as the scheduling of the Commissioners. She felt the public hearing could be closed but leave the written record open.
- **Leonard Jason** said he thinks the public wants the MVC to keep the public hearing open. What is the deadline for this grant that could be lost? **Linda Sibley** said the major work has to be done by the end of June 2016.
- **Fred Hancock** suggested extending the public hearing until December 17, 2015 and then based on what information the MVC has, an evaluation can be made of where we are.
- **Christina Brown** asked if the public would have the opportunity to give testimony at the next meeting on December 17, 2015. **Brian Packish** said renderings and cost analysis have clearly been asked for and if it cannot be openly discussed it could be a problem.

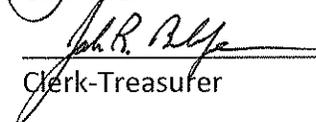
Linda Sibley continued the public hearing until December 17, 2015.

The meeting was adjourned at 10:05 p.m.

DOCUMENTS REFERRED TO DURING THE MEETING

- Minutes of the Commission Meeting – Draft, Held on November 5, 2015
- Minutes of the Commission Meeting – Draft, Held on November 19, 2015
- Martha’s Vineyard Commission DRI # 659 North Bluff Sea Wall MVC Staff Report – 2015-12-10
- Letter to Adam Turner, Martha’s Vineyard Commission from CLE Engineering, Dated November 20, 2015, RE: North Bluff Seawall Project Oak Bluffs, MA
- North Bluff Sea Wall Section Plan
- DRI 659 North Bluffs Seawall – Oak Bluffs, MA , Correspondence Received at MVC by December 10, 2015 at 4:30 pm
- Information from Ewell Hopkins Received on December 4, 2015 by the MVC, 75 Kneeland Street Façade Restoration



Chairman


Clerk-Treasurer

2.10.16

Date
2/11/16

Date